

PLANNING BOARD MEETING SUMMARY  
AUGUST 9, 2021

**A. PUBLIC HEARING/SITE PLAN REVIEW**

1. JOB # 21-11A; ROBERT J. DELEO JR  
Location: n/w/c/o Bethpage Rd. and North Oak St., Copiague  
Proposes: To legally maintain a 58'x25' rear addition to an existing light manufacturing building for additional storage/warehouse space, along with associated site improvements.  
Zone: G Industry  
SEQRA: Type II Action

**Record Extended to 8/23/21. Open items: revisions submitted and under review.**

**B. WORK SESSION/LIFTING OF CONDITION**

1. JOB # 21-09D; WINSTON WATSON  
Location: s/e/c/o Tyrconnell St. & Brandon Ave., Amityville  
Proposes: To lift condition # 9 “no outside basement/cellar entrances.  
Zone: B Residence

**C. RESOLUTION/LIFTING OF CONDITION**

1. JOB # 21-09D; WINSTON WATSON  
Location: s/e/c/o Tyrconnell St. & Brandon Ave., Amityville  
Proposes: To lift condition # 9 “no outside basement/cellar entrances.  
Zone: B Residence

**Tabled to 8/23/21**

**D. ARCHITECTURAL REVIEW**

1. APPLICATION # 134006; ROBERT GROENERT  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-54-04-042.001

**Approved**

2. APPLICATION # 136537; MINKAH BUSINESS ALLIANCE, LLC  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-14-06-027 & 0100-14-06-026

**Approved**

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**E. COMMUNICATIONS**

1. Letter dated July 15, 2021 from the Town of Huntington to the Town of Babylon stating the resolutions adopted by them at the July 13, 2021 meeting.

**Read and Filed**

2. Letter dated July 29, 2021 from Stafford Byers, Attorney to the Town of Babylon Planning Board regarding PB Job # 21-09D; Winston Watson requesting condition be lifted.

**Read and Filed**

3. Memo dated July 29, 2021 from Rachel Scelfo, Commissioner, Planning to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-09D; Winston Watson stating no objections to lifting requested condition.

**Read and Filed**

**F. COMMUNICATIONS (RESERVED)**

1. Letter from Jerzy Lowczyk to the Town of Babylon Planning Board regarding PB Job # 20-20A; Tony's Meat Palace expressing opposition to the applicant's proposal.
2. Letter dated December 15, 2020 from Tina-Marie Sarnicola to Town of Babylon, Planning & Development regarding PB Job # 20-26AE; Gaetano Pinello expressing opposition to the applicant's proposal.

**ACCEPTANCE OF MINUTES**

July 26, 2021 - pending

**RESERVED CALENDAR**

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May 1, 2017

1. JOB#17-04ADE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family  
2012 Irrevocable Trust and Colonial Springs Farms, LLC  
Location: n/e/c/o Colonial Springs Rd & N 28<sup>th</sup> St. W.H.  
Proposes: Change of zone from A residence to Multiple Residence to construct  
264 (228 one-bedroom, 36 two-bedroom) rental units, a 6,475sf community  
building, a 228sf pump station, two (2) 750sf entrance booths, an outdoor  
recreation area with a 25'x45' pool along with associated site improvements,  
to amend previously imposed covenants and restrictions.  
Zone: A Residence to MR  
SEQRA Status: Type I Action-coordinated review  
PB Recommendation to TB on 5/8/17  
Record Extended to 12/06/21

April 16, 2018 & May 13, 2019

1. JOB # 17-06AE; MR Property Builders  
Location: n/s of 45<sup>th</sup> St., 459.17' w/o Pacific St., Copiague  
Proposes: To rezone 2 parcels, totaling 87,847.74sf (2.01 acres), from  
B Residence to MR- Multiple Residence and construct five (5) two-story  
buildings with a total of 40 rental units.  
Zone: B Residence to MR – Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Recommendation to T.B. for change of zone 05/07/18 Res # 2018-065  
Record Extended to 08/16/21

December 10, 2018

1. JOB # 15-35AE; ENEYET K. CHAWDHURY  
Location: n/w/c of Bayshore Rd. and Commack Rd., Deer Park.  
Proposes: A change of zone from B Residence to E Business in order to construct  
an 8,430sf, one-story commercial building with a full basement, a 693sf  
mezzanine and a loading dock for two retail stores and a 6,250sf supermarket,  
along with associated site improvements.  
Zone: B Residence to E Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 08/09/21

**Record Extended to 8/16/21**

August 3, 2020

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1. PB JOB # 20-08A; DEBORAH YELVINGTON  
Location: n/s/o Schmitt Blvd., 250' w/o New Hwy., E. Farmingdale  
Proposes: Interior alterations and site work in connection with the addition of an exterior loading dock with retaining wall, drainage structures, new overhead door.  
Zone: GA Industry  
SEQRA: Type II Action  
Record Extended to 09/13/21

October 5, 2020

1. JOB # 20-20A; TONY'S MEAT PALACE  
Location: s/s/o Merrick Rd., 100' w/o Buena Vista Bl., Lindenhurst  
Proposes: To legalize an existing 16'x50' addition to the west side of a butcher shop building for additional retail and prep space, along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action  
**Adjourned**

November 16, 2020(Adjourned from 9/14/20)

1. PB JOB # 16-19AF; ACADIA REPUBLIC FARMINGDALE, LLC  
Location: s/e/c/o Conklin St. and E. Carmans Rd., Farmingdale  
Proposes: To construct a retail center, totaling 164,419sf and consisting of twelve one story structures, six of which are proposed restaurants for a total of 1,225 seats, along with associated site improvements.  
Zone: G Industry  
SEQRA: Type I Action  
Record Extended to 09/13/21

January 4, 2021

1. JOB # 20-07ADIN; BOLLA MANAGEMENT CORP.  
Location: n/w/c/o NYS Route 110 & Bentley Rd., N. Amityville  
Proposes: To demolish an existing gas station in order to construct a 2,680sf Bolla Market gas station/convenience store with six pump islands and a 3,456sf canopy, along with associated site improvements. Additionally, requests lifting of previously imposed Planning Board & Town Board covenants and restrictions.  
Zone: E Business  
SEQRA: Unlisted action – Uncoordinated Review  
Record Extended to 08/16/21

March 15, 2021

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1. Job # 20-03A; Robert Hancock  
Location: n/e/c of Sunrise Hwy. and Cindy Dr., West Babylon  
Proposes: Interior alterations to the first and second floor of a mixed use building to renovate the existing 2<sup>nd</sup> floor apartments.  
Zone: EB Business  
SEQRA: Type II Action  
Record Extended 08/09/21

**Record Extended to 8/23/21**

April 26, 2021

1. PB JOB # 18-07A; KAZIMIERZ GOLEBIEWSKI  
Location: n/s/o Oak Street, w/o of Great Neck Rd., Copiague  
Proposes: To demolish the existing structures on the parcel and erect two new buildings. Building #1 will have a footprint of 3,382sf and will be two stories. The building will contain retail space on the first floor, a private office on the second floor, and will additionally contain four two-bedroom units. Building #2 will have a footprint of 2,411sf and will contain four two bedroom units, along with associated site improvements.  
Zone: DC – Downtown Copiague  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 08/09/21

**Record Extended to 9/13/21**

May 3, 2021

1. PB JOB # 20-17AE; LARISSA FOMITCHEVA  
Location: n/s/o Sunrise Hwy, east of 43<sup>rd</sup> St., Lindenhurst  
Proposes: To undergo interior alterations to the first floor of the existing building in order to construct a 2,194sf medical office with storage on the 2<sup>nd</sup> floor. The applicant is proposing a change of zone to the adjacent lot, 121 West Sunrise Highway from Residence B to Business EB in order to construction additional parking for the office, along with associated site improvements.  
Zone: EB Business and Residence B to EB Business  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 08/09/21

**Record Extended to 9/20/21**

May 10, 2021

1. PB JOB # 18-49A; SHINY PROPERTIES, INC.  
Location: n/w/c of Long Island Av. & Eastwood Av., Deer Park

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Proposes: To erect a 3,000sf, multi-tenant building to be used for retail, along with associated site improvements.

Zone: E Business

SEQRA: Type II Action

Record Extended to 08/23/21

May 24, 2021

1. PB JOB # 20-24ABN; LONG ISLAND INDUSTRIAL MANAGEMENT, LLC  
Location: s/w/c/o Marcus Blvd. & Commack Road, Deer Park  
Proposes: To subdivide a 5.13 acre lot into two lots with an interior roadway being used to traverse the site, connecting Marcus Blvd. and Commack Rd., as follows: Lot A is proposed at 160,744sf and a 35,827sf Lidl grocery store is proposed to be contracted on Lot A. Lot B is proposed at 62,922sf and a 3,159sf Bolla Market gasoline service station and a convenience store with a canopy.  
Zone: GA Industry  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 08/09/21

**Record Extended to 8/23/21**

June 21, 2021 (Old Town Hall)

1. JOB # 19-16AE; WEST BABYLON GARDENS, LLC  
Location: s/s of Farmingdale Rd. (NYS Route 1090, approximately 1947.73' w/o Elmwood Rd., West Babylon  
Proposes: To rezone a parcel from GA Industry to MR – Multiple Residence, demolish an existing 23,854sf, industrial masonry building, and construct 2 two-story apartment for twenty eight one bed-room units with dens.  
Zone: GA Industry to MR Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 09/20/21

July 13, 2021 (Old Town Hall)

1. JOB # 20-34AGE; Krishiv, LLC

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Location: s/s/o Farmingdale Rd. (NYS Route 109), 473' w/o SSP, Farmingdale  
Proposes: To maintain and renovate an existing motel, along with associated site improvements and to rezone a parcel from G Industry to MH – Motel/Hotel, in order to construct a new 11,899sf 4 story, eighty-four room hotel adjacent to the existing motel, along with associated site improvements.  
Zone: MH-Motel/Hotel and G Industry to MH-Motel/Hotel  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 08/23/21

July 26, 2021 (Old Town Hall)

1. JOB # 19-53AE; LIGHTHOUSE VILLAGE ESTATES, LLC  
Location: w/s/o Lake Bl., n/o Garden Place, Lindenhurst  
Proposes: To rezone five lots totaling 50,718sf from E Business, Eb Business, and Residence C to MR-Multiple Residence to construct one two story apartment building containing 8 one bedroom units and two additional two story buildings each with four one bedroom units.  
Zone: E Business, Eb Business and Residence C to MR-Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 8/23/21

**ADDENDUM**

**A. ARCHITECTURAL REVIEW**

1. APPLICATION # 133451; JENNIFER FRANCOIS  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-021-01-071  
  
**Approved**
2. APPLICATION # 138212; CNR CONSTRUCTION NY CORP.  
CONSTRUCTION OF A NEW HOUSE  
SCTM# 0100-169-01-001.002

**Approved**